

**Salisbury Planning Board
Meeting Minutes
Wednesday, February 24, 2016 7:00 p.m.**

PB Members Present: Helen "Trudi" Holder (TH), Brendan Burke (BB), Berenice H. McLaughlin (BHM), Alternate Gina Park (GP)

PB Members Absent: Chairman Don Egan, Lou Masiello

Also Present: Leah Hill (LH) Assistant Planner

Time: 7:00 p.m.

Helen "Trudi" Holder called the meeting to order at 7:02 p.m. in the Colchester Room, Salisbury Town Hall. **TH** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

1) ANR-60 Rabbit Rd-Dennis & Christine Wallace:

Matt Steinel (**MS**) of Millennium Engineering addressed the board on behalf of the applicant. The intent is to create a buildable lot which can then be sold, and then working through the permitting process of the conservation committee. The owner of the property that ends up buying the land will have to permit a crossing as well as dealing with the drainage easement. There will need to be a total of 2 wetland crossings in order to build the driveway.

GP cannot vote on the ANR

TH informs the applicant that with the wetlands this will also need to be brought to the attention of the conservation committee who could deny it. **MS** states that this has already been done for the other lots from this property and they are fully aware of the permitting process.

BB motions to endorse the ANR-60 Rabbit Rd-Dennis & Christine Wallace.

BHM seconds vote on motion 3-0 Unanimous. Motion Passed.

2. Public Hearing 7:00pm

1) Cont. SPR-208 Elm Street&23 Old Elm Street-Panther Properties Management, LLC:

Representative Eric Poulin (**EP**) showed the board their modifications to the site plans. **EP** informs the board of the following modifications to the site:

- 1) A bike rack has been added.
- 2) Grassed areas were labeled on the landscape plan.
- 3) Irrigation has been added to the landscape plans.
- 4) Cape Cod berms have been removed from the site and been replaced by vertical granite curbing throughout the site.
- 5) The painted island at the entrance to Elm St. has been changed to a flush concrete island with grooves.
- 6) On lot 152 parts of the existing gravel driveway will be removed and the existing section will connect to the dollar trees driveway.

- 7) The proposed domestic water service line has been changed to a 1.5inch HDEP line.
- 8) Site note 3 was modified to remove the waiver request information.
- 9) The addition of a 4 inch plastic pipe which will be a conduit for the irrigation system.
- 10) Note 3 on the lighting plan was also updated which opened the window 30 minutes before and after operation hours to insure lighting for the employees.
- 11) The water service detail was updated to show the new 1.5inch water line.

GP asked if the snow removal area could handle the amount of snow from the primary parking lot. **EP** states that there are 3 snow removal areas that are able to handle all the snow on site. **GP** then mentions that the siding of the building that the board was happy with has been changed and she wanted to know why. Shahin Shahin (**SS**) stated that due to the price they changed the material on the front of the store to a cheaper product. **GP** expresses her opinion that the original stonework design of the front of the store looked far superior to what is currently designed. **SS** stated that all the modifications added to the cost of the construction, that Dollar Tree as well as himself focus on the cost. **SS** then mentioned that if the planning board feels that the original stonework needs to be there that he will try his best to accommodate them.

BB asked what the changes on the side of the building and the roof were. **SS** showed the board the proposed lip on the side that his engineer used the board's references in order to design. **BB** asked what is going on with the advertisement and safety signage. **EP** states that there is a commercial pylon sign proposed on site as well as the additional signs that will be located at the access on Elm Street. It is anticipated that in front of the exit onto Elm Street there will be a right only sign on the median. **BB** asked about the sidewalk that crosses the right in right out section of Elm Street on site. **EP** states that the island was pulled back so that there is a straight path crosswalk across the entrance/exit on Elm Street to prevent people from crossing on the potentially hazardous ribbed concrete island. **BB** asks if there were any plans for the pylon sign if they were to have lights on 24hrs, will they have another large sign on Old Elm Street? **EP** states that right now there is not any plans finished for the pylon sign and aside from an entrance sign on Old Elm St. there will be no flashy lights in the residential area. **BB** also expressed his concern with the maintenance plan of the grounds to make sure everything is still in working condition years from now.

GP asked if there could be a speed limit signs on Old Elm St. as part of the Mass DOT work. **EP** said it's hard to assess what the requirements of Mass DOT will be, but it is a possibility. **LH** mentions to the board that those concerns can be called out in the conditions and then Mass DOT would decide to use them or not. **GP** asked if they could put the maintenance and operation plan could be put as a condition. **EP** states that there is a maintenance and operation plan in the drainage report for the proper maintenance. **BB** expresses his concerns that the overall aesthetics need to be included in the maintenance and operation plan. That it will never look as good as the first day, but we want it to look decent. **SS** mentioned that there is a process of management making checklists on sites to determine what needs to be done based on ratings. This accounts for what needs to be fixed or things that need to be changed. **BB** Mentioned that after his site visit to another Dollar Tre location that he wanted the board's standards to be placed on the maintenance and operation plan because he did not find theirs adequate. **GP** asked for the lighting being active 30 minutes before and after store hours for employees, will the parking lot lights be active for those times as well. **EP** states that in lighting plan note 3 indicates 30 minutes prior and after the business hours of operation.

GP expressed her concern with the pylon sign being located in the snow storage area. **EP** said perhaps they could add reflectors to the base of the sign.

Abutter Gary Kitchen (**GK**) lives at 21 Old Elm Street, mentions that he is content with the proposal for his driveway.

LH mentions that one of the conditions is that the easement will be shown on the ANR and will be provided to the department for our review first. That the ANR and the easement need to be in place before site work.

BB mentions two areas in which the side walk has depressions flush with the road. **EP** states that those were part of the design to take water from the road and bring it into the wetlands area.

TH asked if a bus shelter could be built located east of the Elm Street entrance. **EP** it would be another thing that Mass DOT would have to go over.

LH mentions the list of outstanding issues being:

- 1) Stonework on front of structure
- 2) Reflective paint around the Elm Street concrete island, including signage for caution, as well as speed limit signage on Old Elm Street.
- 3) Lighting 30 minutes before and after store hours
- 4) The dimming of the pylon sign
- 5) The possibility of making the sidewalk flat on Elm Street
- 6) O&M plan to include fencing, lighting, and painting
- 7) No internally lit, or pylon signage on Old Elm Street

BB motions to close the public hearing

BHM second vote on motion 4-0 Unanimous. Motion Passed.

GP can vote on a motion due to there being a lack of other board members.

GP motions to approve the site plan for **Cont. SPR-208 Elm Street&23 Old Elm Street** per the existing conditions plus the additional condition that were talked about tonight which include:

- 1) Changing the stonework siding back to the split stone veneer that was posted on the 2/9/16 architectural plan
- 2) Look into getting speed limit signs on Old Elm Street
- 3) The entrance sign on Old Elm Street needs to be non-piling and of a smaller size, with either no light or minimal light.
- 4) A discussion with Mass DOT over the sidewalk elevation on Elm Street
- 5) Lighting provision needs to include 30 minutes before and after normal operation hours for the safety of the employees
- 6) Building a bus shelter on the east side of entrance on Elm Street
- 7) Mass DOT standard paint around the islands
- 8) The pylon sign in the front should have a dimming capability for after hours
- 9) The operation and maintenance of general property in addition to current things will include fencing, lighting, painting of the parking lots, landscaping, dealing with trash. That the entirety of the landscape is maintained

BB seconds vote on motion 4-0 Unanimous. Motion Passed.

3. Other Business:

LH provided a status update on the timeline for 191 Beach Road. Applicant has requested to return to the March 23, 2016 meeting as unable to attend other meeting dates due to a conflict. Awaiting final documentation from applicant prior to meeting.

BB asked of the possibility of having a group workshop on the topic of a flexible residential development. Also mentioned the Citizen Planner training topics were interesting.

4. Minutes:

BB motions to approve the minutes of January 13th 2016, January 27th 2016, and February 10th 2016

GP seconds vote on motion 4-0 Unanimous. Motion Passed.

5. Reports of Committees:

Adjournment:

BB Motions to Adjourn at 8:32 pm.

TH Seconds vote on motion 4-0 Unanimous. **Motion Passes.**

Chair

Date

